Registered No. HSE-49/2016

ఆంధ్రప్రదేశ్ రాజపత్రము

# THE ANDHRA PRADESH GAZETTE

## PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

**No.864** AMARAVATI, THURSDAY , DECEMBER 28, 2017 **G.888**

# NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

DELEGATION OF POWERS TO THE ULBS AND G.PS FALLING IN THE URBAN DEVELOPMENT AUTHORITIES JURISDICTION - UNIFORM PROCEDURE.

***[G.O.Ms.No.443, Municipal Administration & Urban Development (M) Department, 18th December, 2017]***

**NOTIFICATION**

In exercise of the powers conferred under sub-section (2) of section 115 of AP MR&UDA Act, 2016 (Andhra Pradesh Act.No.5 of 2016), Government hereby delegate the powers conferred under sections 3, 82, 84 to 90, 100, 112,124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the ULBs and G.Ps falling in the Urban Development Authorities jurisdiction, namely :-

| S. No | Section | Power relating to | Municipal Corporation Except GVMC | GVMC | Municipalities | Gram Panchayats | UDA |
|---|---|---|---|---|---|---|---|
| 1 | 82 | Building permission | All category of buildings upto 1000 sq.mts plot area and 15 mts. Height (excluding stilt, non multi-storied building) | All categories | All categories of buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt) | Residential buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt) in the areas permissible as per rules in normal course. | All other categories except in GVMC. as per G.O.Ms.No .119 MA., dt. 28.03.2017 |

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|---|---|---|---|---|---|---|---|
| 2 | 84 | Layout approvals | Nil | All layouts upto an extent of 10 Hectares. beyond 10 Hectares opinion of VUDA shall be obtained. | Nil | Nil | All layouts (Beyond 10 Hectares, opinion of DT&CP, AP shall be obtained except in VUDA) |
| | | Sub-Division of plot in approved layouts | All | All | All | All | All |
| 3 | | To call for further information or notify shortfall information in all cases. | Head of TP section. | Head of TP section. | Head of TP section. | Panchayat secretary as per delegation. | Head of TP section. |

- The authorities who are delegated with the powers for approval of buildings/Layouts under section 82 and 84 are also delegated to exercise the powers under Sections 85 to 90, 100, 112, 124, 126 to 129, 133 and 134.

- Wherever relaxation of rules and TDR availment is involved such files shall be invariably circulated to the Vice Chairman of concerned UDA irrespective of extent and height of the building except in GVMC.

- In respect of Gram Panchayats post verification shall be done by the concerned Panchayat Secretaries upto their delegation of powers (upto 300 Sq.m. of site area for the residential buildings). Gram Panchayat's are empowered to take action on all unauthorized developments. In case of failures the concerned Panchayat Secretary is liable for action.

- The Officer not below the rank of Assistant Director of Town Planning of UDA concerned shall be the inspecting officer for Gram Panchayats falling within the UDA.

- These powers are concurrent powers. The respective UDAs can exercise powers in case of failure by respective local bodies.

- The concerned local bodies and officers to whom powers are delegated shall exercise the powers judiciously in the true sprite of the provisions of the AP Metropolitan Region & Urban Development Authorization Act, 2016 (AP MR&UDA Act 2016), rules and regulations made these under.

- The Director of Town and Country planning, Andhra Pradesh shall be the Overall monitoring authority for functioning of the APDPM system in all UDAs and ULBs in the State.

- The above delegated powers are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.

- The officers of the UDA concerned shall conduct periodical inspections of the ULBs and Gram Panchayats in its jurisdiction, to give necessary guidelines for disposal of cases as well as to check the permissions.

- The Officers of the UDA concerned shall have powers of surprise inspection of the ULBs and Gram Panchayats offices in its jurisdiction for verification of records pertaining to development control and the buildings under construction and also other areas.

- The Municipal Commissioner / Panchayat Secretary shall send a copy of approved plan to Urban Development Authority immediately after approval and a list of cases with amount of Development Charges paid to Urban Development Authority every month.

The above delegation of powers shall be strictly adhered by the Commissioner of ULBs and Panchayat Secretaries of Gram Panchayats and if any irregularity / deviation noticed / reported, this delegation of powers shall stand withdrawn forthwith.

**R. KARIKAL VALAVEN**
**PRINCIPAL SECRETARY TO GOVERNMENT**